112.0	0005	0014.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	717,300 /	717,300
USE VALUE:	717,300 /	717,300
ASSESSED:	717,300 /	717,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOYETTE VICTORIA M/ELAINE/TRS
Owner 2:	GOYETTE REALTY TRUST
Owner 3:	
Street 1:	27 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOYETTE ALFRED N--ETAL -
Owner 2:	GOYETTE VICTORIA M -
Street 1:	27 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10331.000	206,400		510,900	717,300
Total Card	0.237	206,400		510,900	717,300
Total Parcel	0.237	206,400		510,900	717,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.78 | /Parcel: 519.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71326
GIS Ref	
GIS Ref	
Insp Date	10/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0005-0014.A

!8703!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	206,400	0	10,331.	510,900	717,300		Year end	12/23/2021
2021	101	FV	199,000	0	10,331.	510,900	709,900		Year End Roll	12/10/2020
2020	101	FV	199,000	0	10,331.	511,000	710,000	710,000	Year End Roll	12/18/2019
2019	101	FV	184,800	0	10,331.	503,700	688,500	688,500	Year End Roll	1/3/2019
2018	101	FV	184,800	0	10,331.	386,900	571,700	571,700	Year End Roll	12/20/2017
2017	101	FV	184,800	0	10,331.	365,000	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	184,800	0	10,331.	335,800	520,600	520,600	Year End	1/4/2016
2015	101	FV	183,900	0	10,331.	313,900	497,800	497,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:46:38

LAST REV

Date	Time
02/05/19	12:40:11
ekelly	

USER DEFINED

Prior Id # 1:	71326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOYETTE ALFRED	1237-54		5/25/2001	Family	1	No	No		
	642-192		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2008	1370	Re-Roof	7,835					

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
11/20/2008	Meas/Inspect	163	PATRIOT
2/7/2000	Meas/Inspect	264	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10331		Sq. Ft.	Site		0	70.	0.71	6									510,949						510,900	

Total AC/HA:	0.23717	Total SF/SM:	10331	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,949	Spl Credit		Total:	510,900

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280457
Depreciation:	74041
Depreciated Total:	206417

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

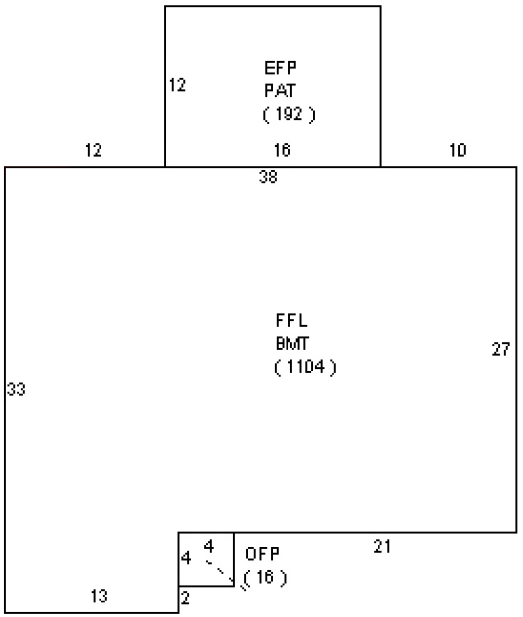
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	79.14
Final Total:	206400	Val/Su SzAd	186.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	47.080	51,973
FFL	First Floor	1,104	134.990	149,025
EFP	Enclos Porch	192	41.400	7,949
PAT	Patio	192	4.200	807
OFP	Open Porch	16	44.000	704

Net Sketched Area:	2,608			Total:	210,457
Size Ad	1104	Gross Area	2608	FinArea	1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0005-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	